



## Vineyard With Villa Plans for Sale In Trecastagni Sicily



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 174,902.47

### Location

Pays:	Italie
État/Région/Province:	Sicile
Ville:	Trecastagni
Adresse:	Via Carpene, 10
Indicatif régional:	95039
Soumis:	05/08/2025

### Description:

Vineyard With Villa Plans for Sale In Trecastagni Sicily Italy

Esales Property ID: es5554724

Via Carpene, 10 – 95039

Trecastagni (CT), Italy.

An Exceptional Opportunity: Panoramic Vineyard for Redevelopment to Luxury Villa or Dwelling with Approved Plans in Trecastagni, Sicily

An extraordinary opportunity awaits discerning investors and dreamers alike: a breathtaking 14,500 square meter (approximately 3.58 acres) former panoramic vineyard nestled within the serene and picturesque valley between Monte Gorna and Monte Ilce in Trecastagni, Sicily. This expansive parcel of



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land, ripe for redevelopment, comes with the invaluable advantage of pre-approved plans for a magnificent villa, offering a streamlined path to creating a bespoke residential masterpiece or a lucrative hospitality venture.

## A Landscape of Unrivalled Beauty and Strategic Location

The allure of this property begins with its location. Situated within Zone C of the Etna Park area, the land benefits from a unique and protected status, ensuring the preservation of its natural beauty. This zone is particularly renowned for its unparalleled panoramic views of Mount Etna, Europe's highest and most active volcano. Imagine waking up each day to the majestic, ever-changing silhouette of Etna, a truly awe-inspiring natural wonder that dominates the horizon. Beyond the volcano, the property offers a magnificent oasis of peace, where the profound silence of nature provides a perfect escape from the hustle and bustle of modern life. The gentle undulations of the former vineyard, combined with the dramatic backdrop of the volcanic landscape, create an almost ethereal setting, promising a life of tranquility and inspiration.

Despite its serene natural immersion, the property boasts exceptional connectivity, making it remarkably accessible to some of Sicily's most captivating destinations. It is less than an hour's drive from:

- \* Acireale (15 km): A beautiful baroque city known for its stunning architecture and vibrant carnival traditions.
- \* Catania (20 km): The dynamic provincial capital, offering a rich history, bustling markets, and excellent transport links.
- \* Taormina (50 km): The world-famous hilltop town renowned for its ancient Greek theatre, breathtaking coastal views, and sophisticated charm.

Furthermore, the property is conveniently located just 15 km from a major motorway junction, providing seamless and easy access to any other city across Sicily. This strategic connectivity ensures that while you enjoy the peace and privacy of your panoramic retreat, the island's cultural treasures, vibrant cities, and stunning coastlines are always within easy reach.

## Redevelopment Potential: Rural Buildings with Plans

Included within this expansive land are three existing rural buildings, with a total surface area of approximately 300 square meters. While these structures currently require renovation and/or reconstruction work, they come with a crucial advantage: pre-approved plans for redevelopment into a luxurious villa. This significantly reduces the time, complexity, and uncertainty typically associated with large-scale construction projects in such a protected and desirable area.

The existing footprint and the approved plans provide a solid foundation for transformation. The 300 sqm of building area allows for a substantial villa, offering ample space for multiple bedrooms, expansive living areas, and potentially additional amenities like a home office, gym, or entertainment rooms. The architectural design, guided by the approved plans, will undoubtedly harmonize with the surrounding natural beauty and local aesthetic, ensuring that the new villa integrates seamlessly into its magnificent setting.



## Versatile Opportunities: Personal Residence or Lucrative Airbnb Ventures

The redevelopment potential of this property offers exciting versatility, catering to two distinct and highly appealing visions:

1. **A Bespoke Luxury Personal Residence:** Imagine crafting your dream home on the slopes of Etna, a private sanctuary designed to your exact specifications. With the pre-approved plans, you can bring to life a villa that perfectly complements the panoramic views and offers every modern comfort. This could be a sprawling family estate, a tranquil retreat for two, or a spectacular vacation home where you can escape the stresses of daily life and immerse yourself in Sicilian charm. The sheer size of the land allows for extensive landscaping, creation of private gardens, an infinity pool overlooking the valley, and perhaps even the re-establishment of a small, personal vineyard or olive grove, embracing the land's heritage.
2. **Lucrative Airbnb or Boutique Hospitality Ventures:** Given Sicily's enduring popularity as a tourist destination and the unique appeal of an Etna-view property, this redeveloped villa presents an exceptional opportunity for an Airbnb rental business or a small, high-end boutique accommodation. The three existing structures, if divided or designed with this purpose in mind, could even be transformed into separate guest accommodations or independent units, maximizing rental income. Travelers increasingly seek unique, authentic, and luxurious experiences, and a villa set in a panoramic former vineyard with views of an active volcano perfectly fits this demand. The proximity to major tourist attractions like Taormina and Catania further enhances its rental appeal, ensuring a strong potential for high occupancy rates and substantial returns on investment. The allure of staying in a 'cave-like' ambiance combined with modern luxury, as described for another property, could be replicated here by incorporating natural elements into the design, creating truly unforgettable guest experiences.

## The Allure of Trecastagni and its Surroundings

Trecastagni itself is a charming town, offering a genuine taste of Sicilian life. Its rich history, vibrant local festivals (such as the Feast of Saints Alfio, Cirino, and Filadelfo and the Chestnut Festival), and access to local produce like exquisite wines and traditional foods enhance the appeal of living or investing here. The surrounding Etna Park provides endless opportunities for outdoor activities, including hiking on ancient volcanic cones, exploring unique geological formations, and enjoying the serene Mediterranean flora. This blend of natural wonder, cultural richness, and strong community makes Trecastagni not just a location, but a lifestyle.

## Seamless Accessibility

For anyone considering this unique investment, accessibility is key. The nearest and most convenient airport is Catania Fontanarossa International Airport (CTA), also known as Catania Airport. Located approximately 21 to 25 kilometers (around 13-15 miles) from Trecastagni, the drive typically takes about 20-30 minutes, depending on traffic conditions. As a major hub for Eastern Sicily, CTA offers a wide array of domestic and international flights, connecting to various European cities and beyond, ensuring ease of travel for owners, guests, and potential clients.

This former panoramic vineyard with approved redevelopment plans represents a truly rare and strategic



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investment in one of Italy's most captivating regions. It's an invitation to create a masterpiece that harmonizes with nature, offers breathtaking views, and promises significant returns, whether as a personal haven or a thriving hospitality venture.

## ABOUT THE AREA

Trecastagni is a charming town nestled on the lower slopes of Mount Etna, Europe's most active volcano, in the province of Catania, Sicily, Italy. Its elevated position, at an altitude of around 586 meters, grants it exceptionally panoramic views. From various points within the town, visitors can admire the majestic peak of Etna looming above, while facing south, the vista stretches out to encompass the city of Catania, the sweeping coastline leading to the Gulf of Siracusa, and even Calabria on mainland Italy. This spectacular setting has earned Trecastagni the affectionate title of 'the balcony of Etna,' making it a popular destination for those seeking both natural beauty and a tranquil escape. The town's name, often interpreted as 'three chestnut trees,' is sometimes believed to derive from its three patron saints, Alfio, Cirino, and Filadelfo, adding a layer of local folklore to its identity.

The history of Trecastagni is deeply intertwined with Mount Etna and the broader Sicilian narrative. While evidence of human presence dates back to ancient times, a definitive urban center emerged around the 14th century. The town once held significant prestige, even becoming a principality in 1614, a status it maintained until the 19th century. Like many settlements on Etna's slopes, Trecastagni has periodically faced the destructive power of volcanic eruptions and earthquakes, most notably the devastating earthquake of 1693 that largely razed the town. Despite such challenges, its resilient spirit is reflected in its rebuilt architecture, often featuring impressive buildings from the 18th century, crafted from volcanic stone. Notable historical gems include a curious round stone-built windmill from the 1500s and the Sanctuary of the Martyrs, built in 1662, which continues to draw pilgrims and boasts a fascinating collection of ex-votos.

Life in Trecastagni offers a delightful blend of tradition, community, and an active outdoor lifestyle. The town, with a population of over 10,000, provides ample shops, grocers, cafes, and restaurants, catering to both residents and visitors. Throughout the year, Trecastagni comes alive with various festivals, celebrating its local culture and patron saints. The Feast of Saints Alfio, Cirino, and Filadelfo in May is a major event, marked by processions and lively festivities. In October, the town celebrates its primary product with the Chestnut Festival, while a festival dedicated to the colorful Sicilian 'carretto' (decorated horse- or mule-drawn carts) also takes place. For nature enthusiasts, the surrounding territory is dotted with ancient extinct volcanic cones like Monte Ilice and Monte Gorna, offering numerous opportunities for hiking and exploring Etna's unique geological formations.

For travelers planning a visit to Trecastagni, the nearest and most convenient airport is Catania Fontanarossa International Airport (CTA), also known simply as Catania Airport. Located approximately 21 to 25 kilometers (around 13-15 miles) from Trecastagni, the drive typically takes about 20-30 minutes, depending on traffic. This airport serves as a major hub for Eastern Sicily, offering a wide array of domestic and international flights connecting to various European cities and beyond. Visitors can easily reach Trecastagni from Catania Airport by taxi, rental car, or by taking a combination of bus services, which generally involve a transfer in Catania city center but provide a direct link to the town.



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## MAiN FEATURES:

- \* 250m2 of living space
- \* 14500m2 plot
- \* 4 Bedrooms ( to be determined during design phase )
- \* 3 Bathrooms ( to be determined during design phase )
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	250 m <sup>2</sup>
Dimesions du lot:	14500 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.391.296

